

Heritage Statement:
Wellington Buildings
The Strand
Liverpool
L2 0PP

Dr Peter Wardle, Colin Lacey & Dr Heather Papworth

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Version Control**1. Version Control**

Version No	Draft	Content Added/Omitted	Date
0.5	Client Draft		16/3/2015
0.7	LPA Draft	Client Comments	
1	Issued Report		

Heritage Statement: Wellington Buildings
Dr Peter Wardle and Colin Lacey
16/3/2015

2. Summary

The building is an office building. The Building was constructed between 1913 and 1925 in a Neo-Classical Style with a stone façade as a commercial building.

The original building was larger – extending to the corner of Brunswick Rd – but was badly damaged due to German Bombing in the last war. Internally the original floor plan has been lost to create open plan offices.

It is unlisted and is located in the Castle Street Conservation Area.

The building does not meet the criteria for listing despite being of a similar date to the Grade I listed buildings opposite because:

1. The building is incomplete
2. It lacks architectural detail
3. It lacks its historic plan form and little of historic interest survives internally.

The exterior front façade does make a positive contribution to both the Conservation Area and the World Heritage Site by virtue of being contemporary with the other nearby buildings.

Many of the windows are in a poor condition and the proposal is to replace them with visually similar windows although these will double glazed. It is noted that many windows were blown out during the war. Many of the windows currently have secondary double glazing.

The key points are:

1. The building was under utilised as an office and the conversion of the building to flats ensures the long term survival of the building and therefore the front façade.
2. The historic importance of the building must be considered, it is an unlisted building and does not meet the criteria for listing.
3. The building is located adjacent to 8 lanes of a principal city routeway.

3. The Basis of The Report

This is a document describing and discussing all aspects of the historic environment (Conservation areas, Listed Buildings, Ancient Monuments and archaeological sites) in relation to the development proposal at the above location.

This follows the principles set out in:

Clark, K., 2003, ***Informed Conservation***, English Heritage, London

English Heritage, 2011, ***PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide***

National Planning Policy Framework

The basic premise of this is that:

- All conservation decisions should be based upon research and information.
- Conservation is about managing change not fossilisation of buildings, land or landscapes.
- Judgements should be based on evidence.

This report should be read in conjunction with the planning and listed building consent applications.

5. Introduction

5.1 The Client

This report was commissioned by Damian Siviter of Seven Capital on 14/11/2014 for and on behalf of Seven Capital who are the building's owners.

5.2 Confidentiality and Copyright

This document is to remain confidential for a period of 12 months or until it forms part of a formal planning application or until otherwise indicated by the client. The copyright of this report belongs to the Historic Environment Consultancy. No liability to third parties is accepted for advice and statements made in this report.

5.3 Location

Site Address:	Wellington Buildings The Strand Liverpool
Post Code	L2 0PP
Grid Reference:	SJ 34025 90335

The general location is shown in Figure 1 and the detailed location in Figure 2.

5.4 Site Visit

The Site was visited by Dr Peter Wardle on 6/3/2015.



Figure 1: General Location Plan. Scale 1:10,000

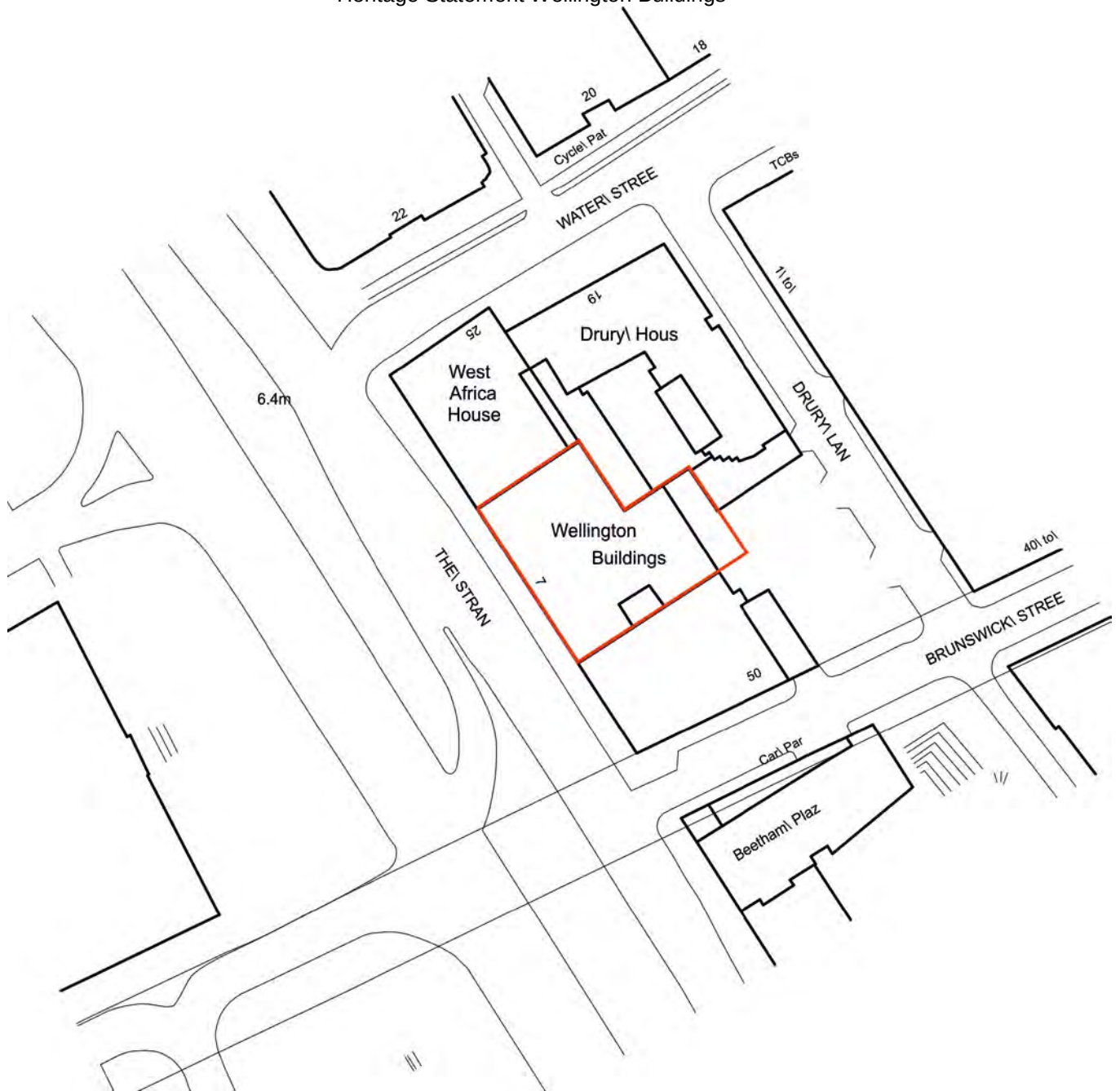


Figure 2: Detailed Location Plan. Scale 1:1000

6. The Building

The Building was constructed between 1913 and 1925 in a Neo-Classical Style with a stone façade as a commercial building.

The original building was larger – extending to the corner of Brunswick Rd – but was badly damaged due to German Bombing in the last war. Internally the original floor plan has been lost to create open plan offices.



Plate 1: The Building

The current function of the building is as offices. This was also its original function. The building is not a listed building.

The layout of the building is shown in the following plans:

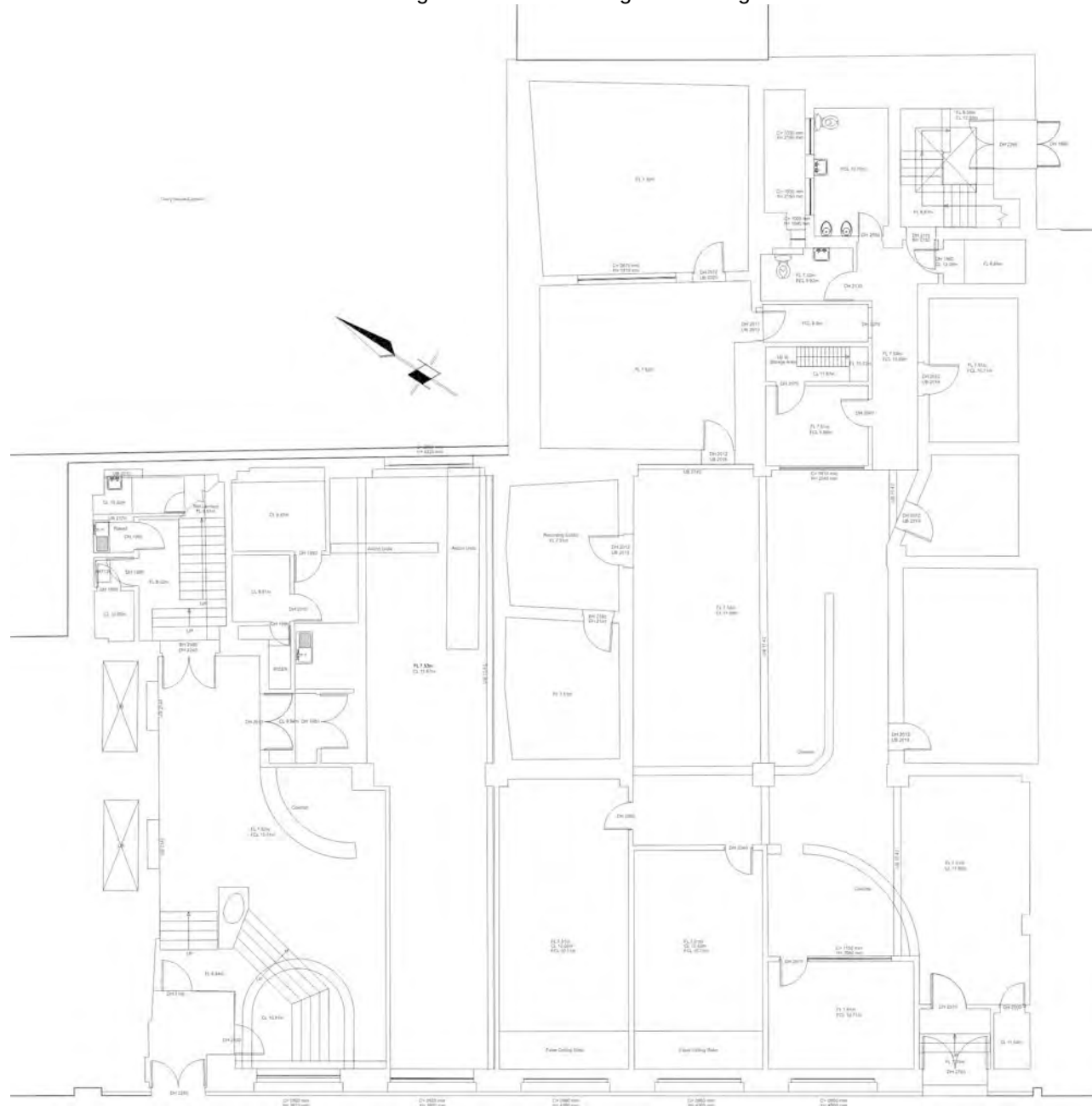


Figure 3: Ground Floor, 1:200 @ A4

[illegible]

8

Historic Environment Consultancy 38 Elvendon Rd Goring Oxon RG8 0DU, T01491 875584 drpeterwardle@yahoo.co.uk www.historicenvironment.co.uk

Heritage Statement Wellington Buildings

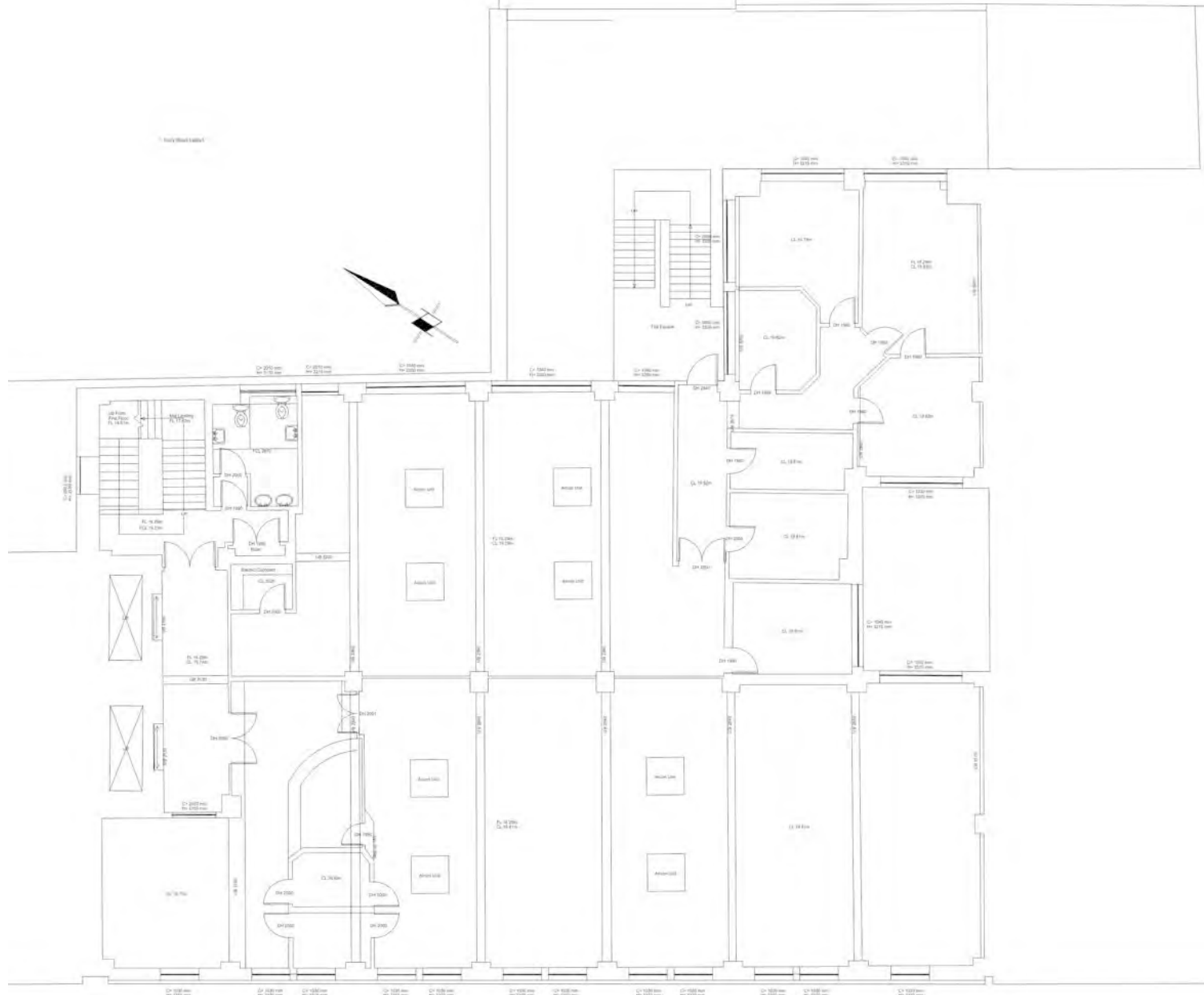


Figure 5: Second Floor, 1:200 @ A4

Heritage Statement Wellington Buildings

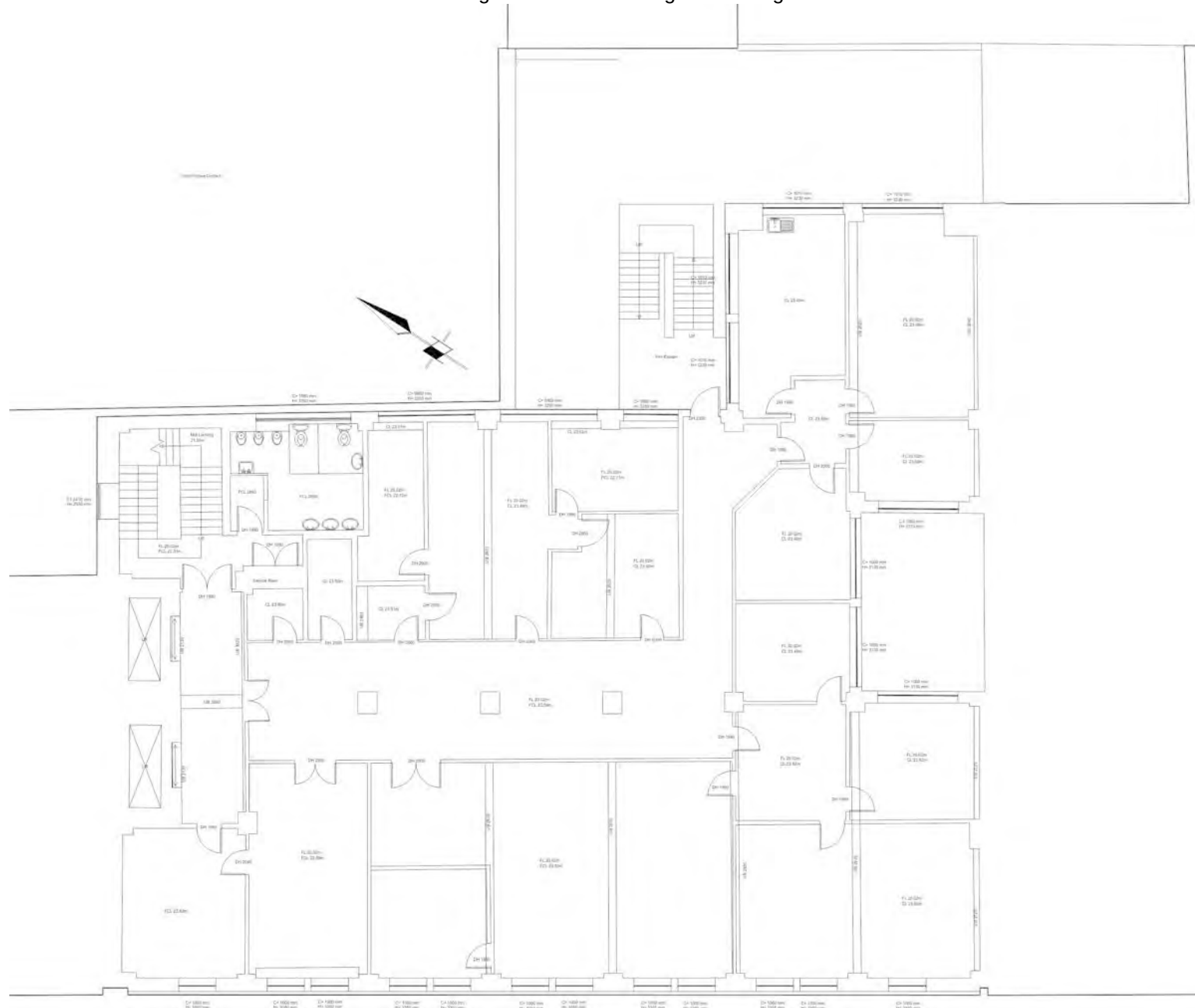


Figure 6: Third Floor, 1:200 @ A4

Heritage Statement Wellington Buildings

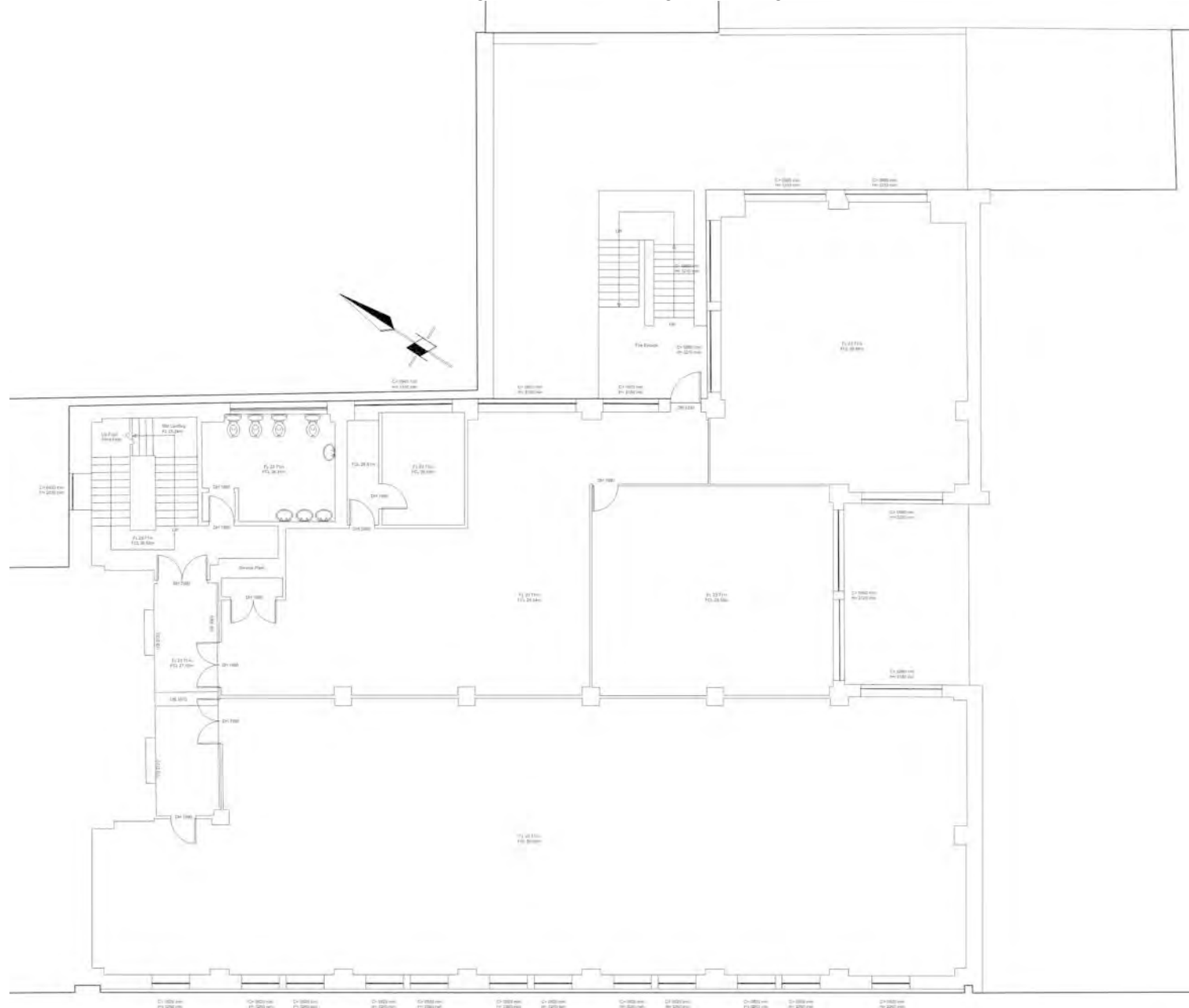


Figure 7: Fourth Floor, 1:200 @ A4

Heritage Statement Wellington Buildings

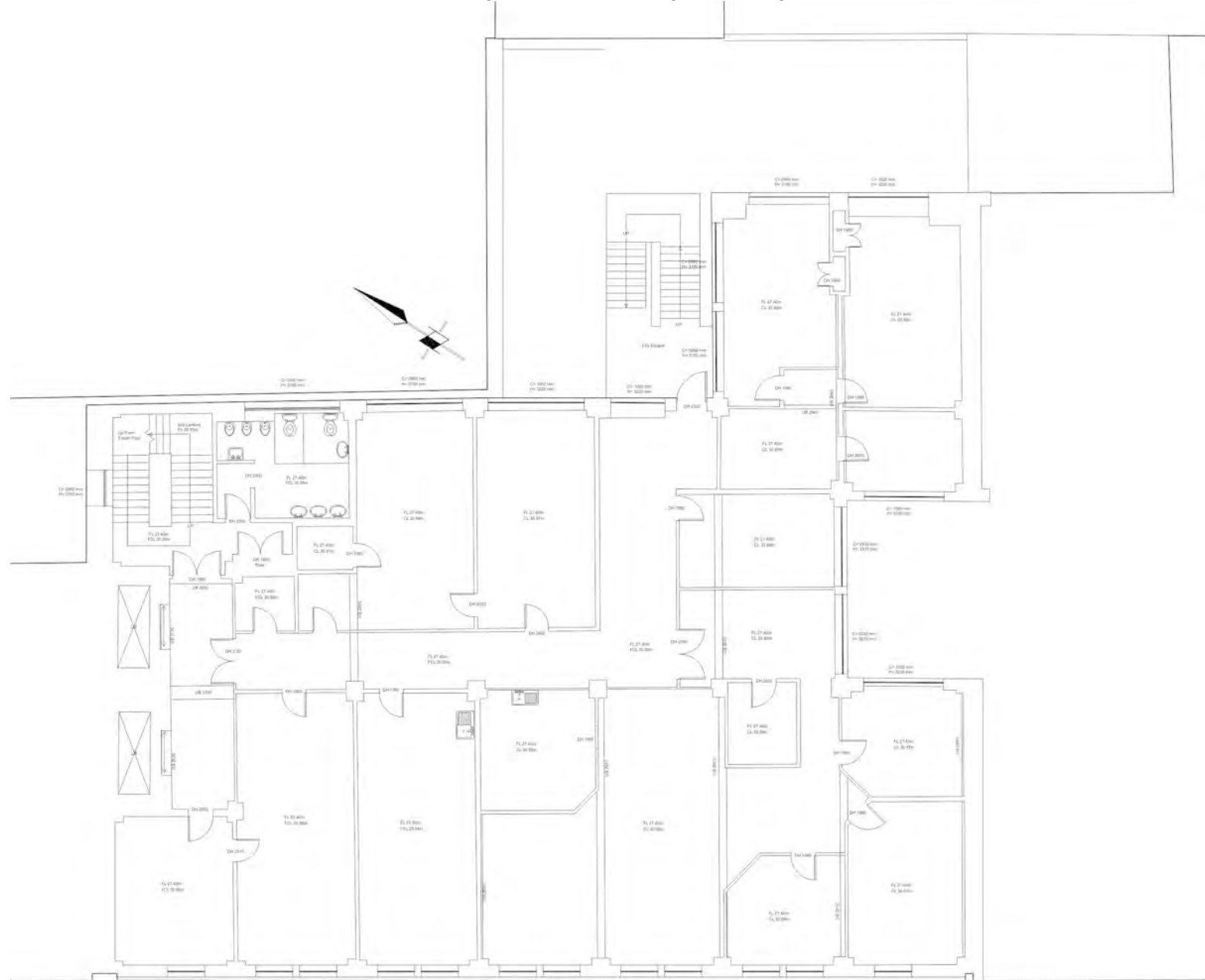


Figure 8: Fifth Floor, 1:200 @ A4

Heritage Statement Wellington Buildings

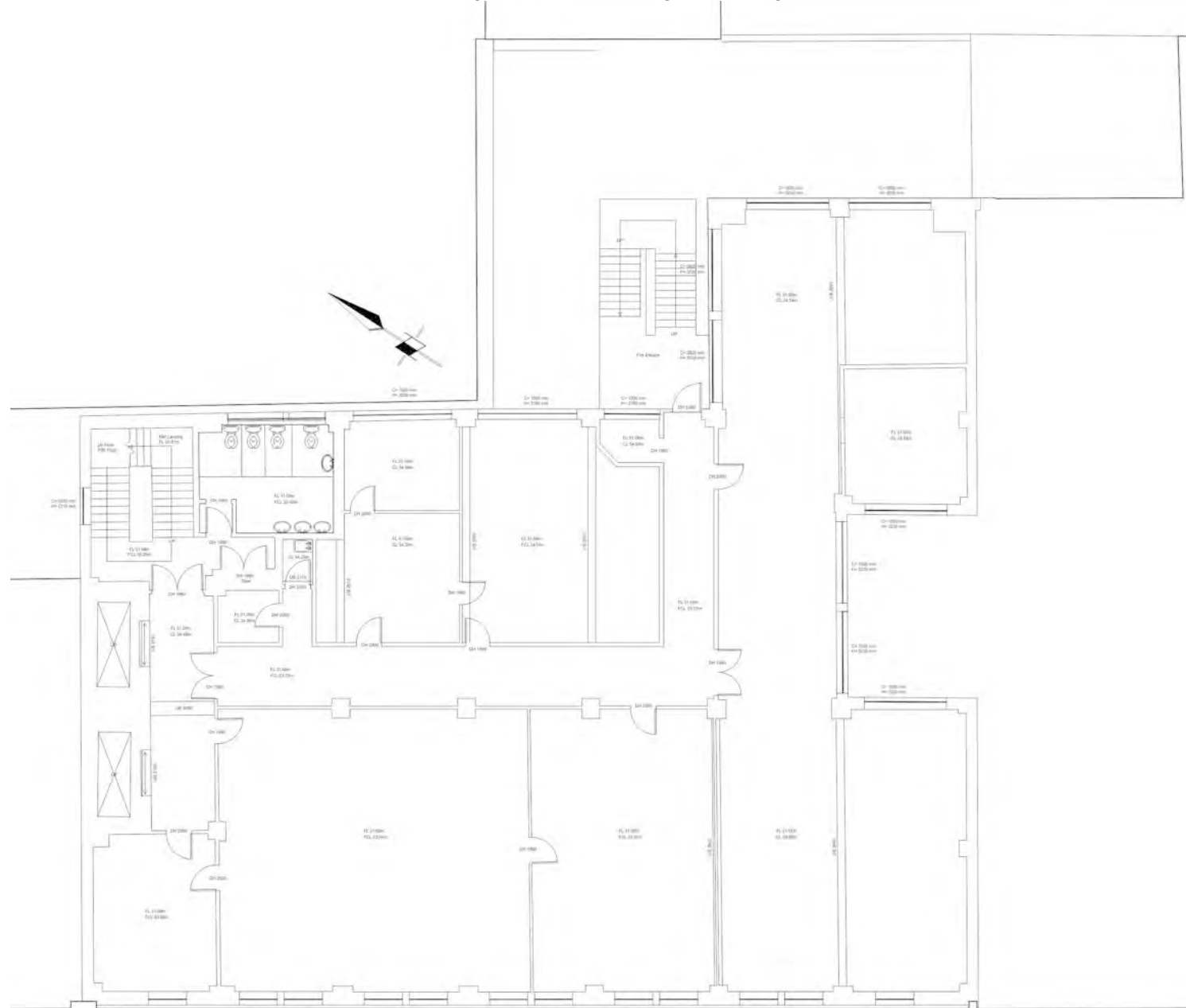


Figure 9: Sixth Floor, 1:200 @ A4

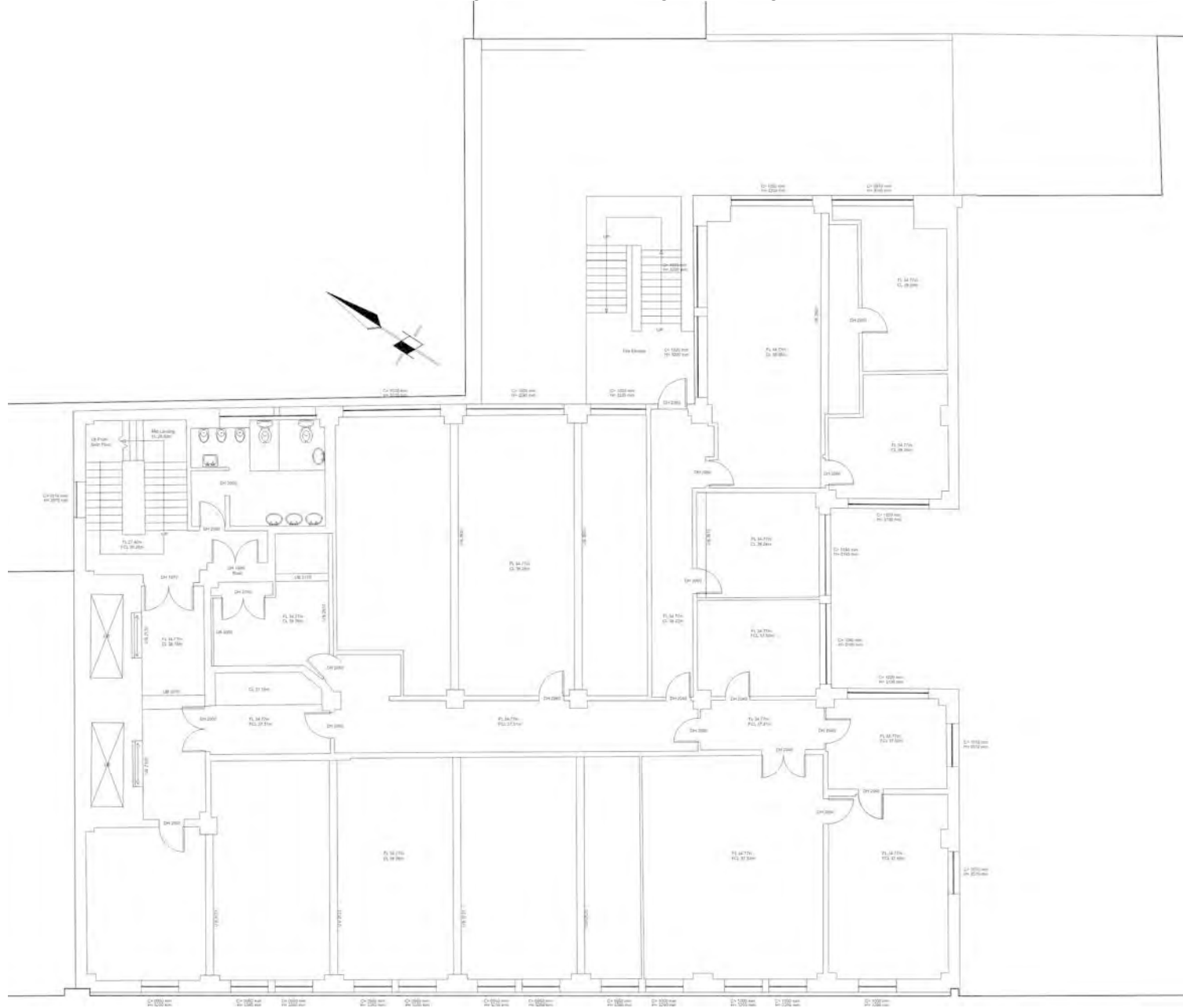


Figure 10: Seventh Floor, 1:200 @ A4

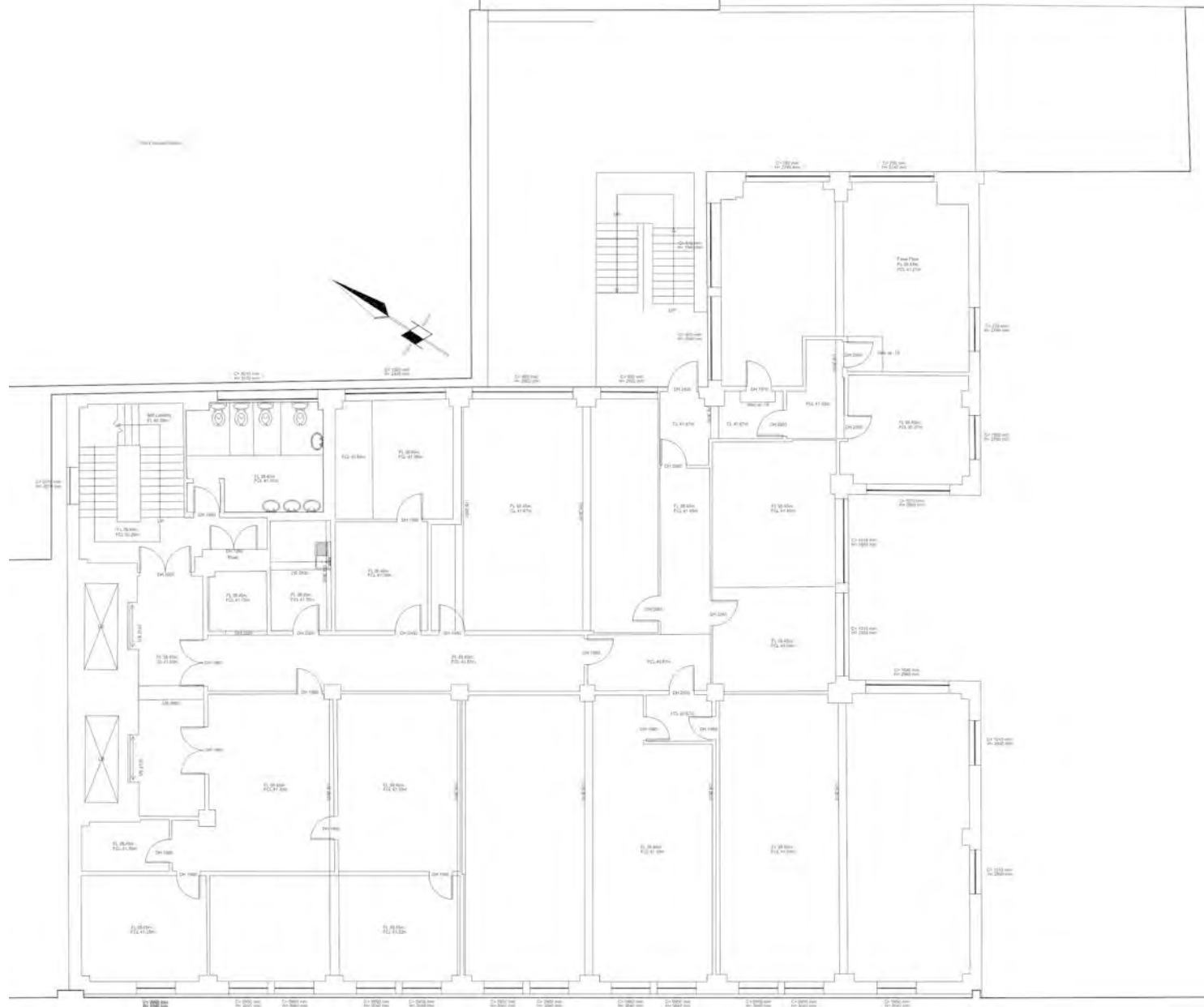


Figure 11: Eighth Floor, 1:200 @ A4

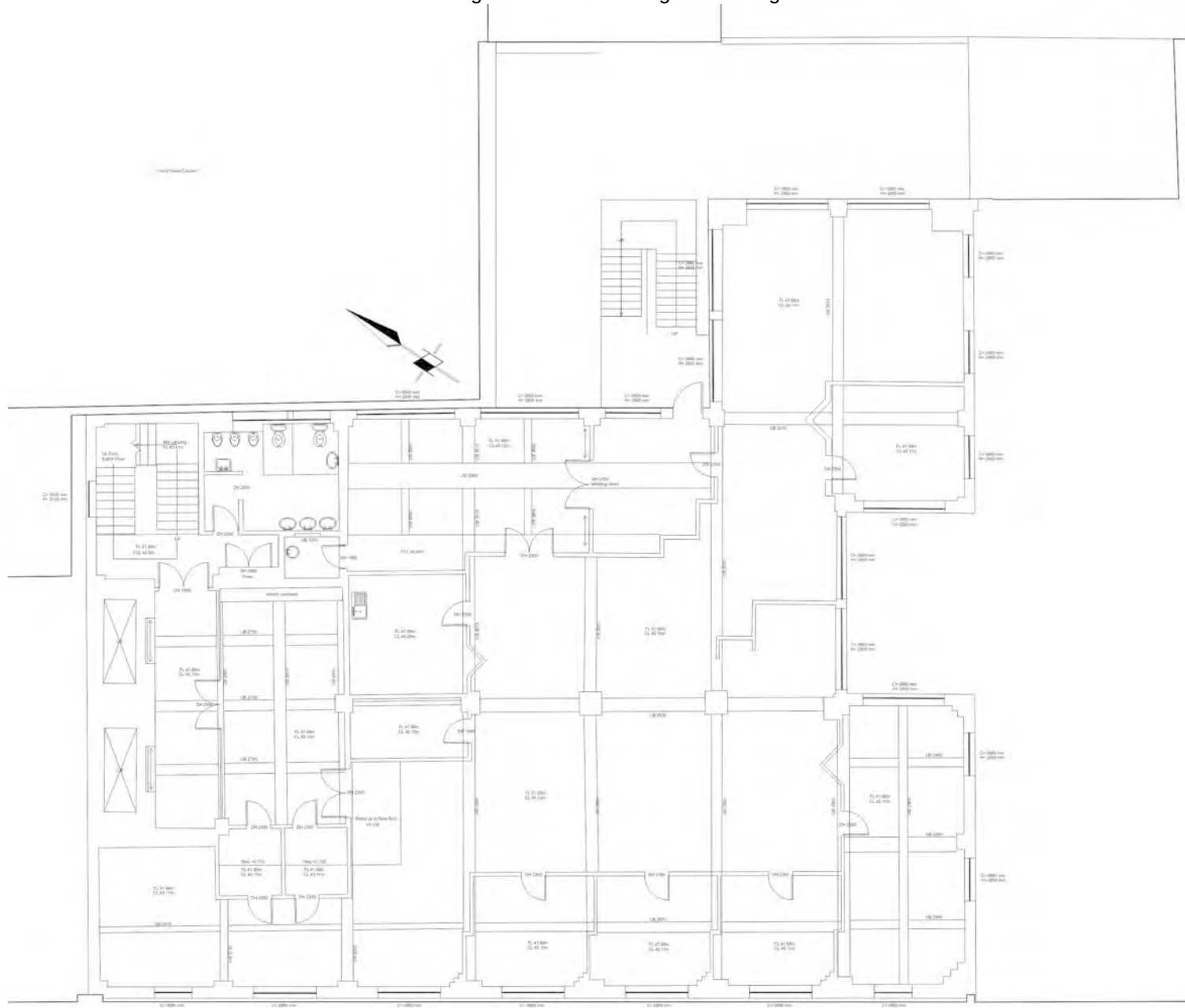


Figure 12: Ninth Floor, 1:200 @ A4

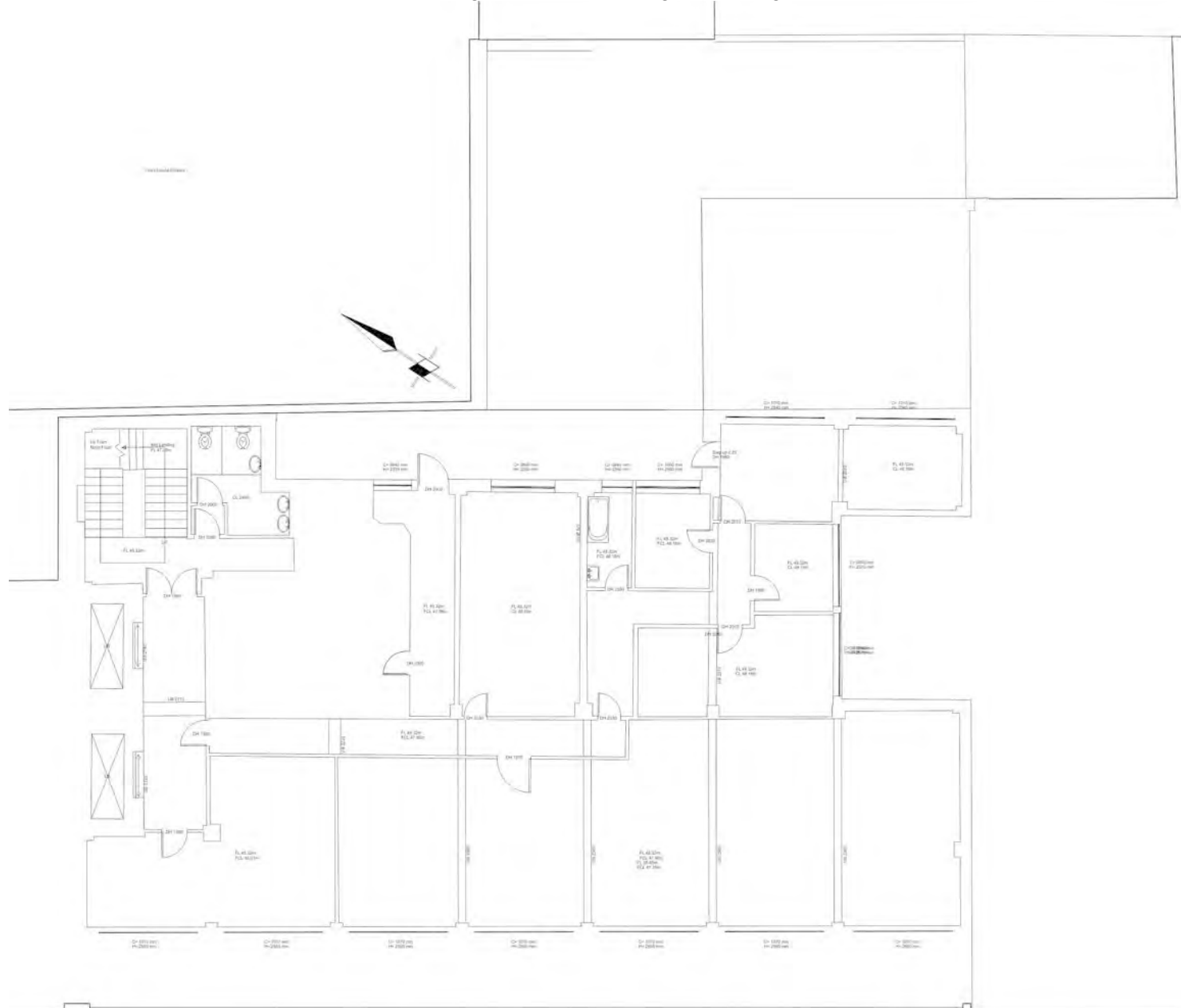


Figure 13: Tenth Floor, 1:200 @ A4

7. Historic Photographs

7.1 View towards the position of Wellington Buildings, 1913



Plate 2: View towards the position of Wellington Buildings, 1913

Photograph taken from what is currently the site of the Royal Liver Building looking southeast towards the Goree Piazzas. To the left of this block is the site of the present 'Wellington Buildings'.

7.2 Liver Building & Dock Offices, 1934,



Plate 3: Liver Building & Dock Offices, 1934, J. Valentine & Sons
(St Andrews University Photographic Collection).

Aerial photograph of Liverpool Dock front showing the Royal Liver Building, Cunard Building and Dock Office in the foreground. Opposite the Cunard Building (centre) is the Goree Piazzas, beyond which is situated the present site of 'Wellington Buildings'.

7.3 Bomb Damage to Wellington Buildings 1941



Plate 4: Photograph taken on Drury Lane, situated behind the building, looking towards the damaged White Star (now 'Albion House') Building. 1941

7.4 Looking West Towards Wellington Buildings 1946



Plate 5: 1946 View of the building looking west from the car park situated on Brunswick Street

7.5 Photograph 5: The Strand and the Liver Buildings 1952



Plate 6: 1952 Aerial view of Liverpool Docks (streetsofliverpool.co.uk)

Aerial photograph looking north showing The Strand, Dock Offices, Cunard Building and Royal Liver Building. The site of 'Wellington Buildings' is situated towards the centre of the image and the light well on the southern wall can be seen.

7.6 The Strand 1955



Plate 7: 1955 view looking north along The Strand (streetsofliverpool.co.uk)

Photograph looking north along The Strand from James Street Station with the White Star Building (presently 'Albion House') situated on the corner of James Street (right). Wellington Buildings is situated in the centre of the photograph and the light well is clearly visible.

7.7 The Strand 1958



Plate 8: 1958 view looking north along The Strand

Photograph looking north along The Strand towards the Cunard Building and Pierhead Station, situated outside the Royal Liver Building (left). The remainder of Goree Piazzas is shown in the foreground (right).

7.8 The Strand pre 2007



Plate 9: View looking south along The Strand, pre 2007 (Flickr)

Photograph showing the footbridge, since demolished, over The Strand, with Wellington Buildings situated to the left of the photograph and Georges Dock Building on the right.

Photograph Locations

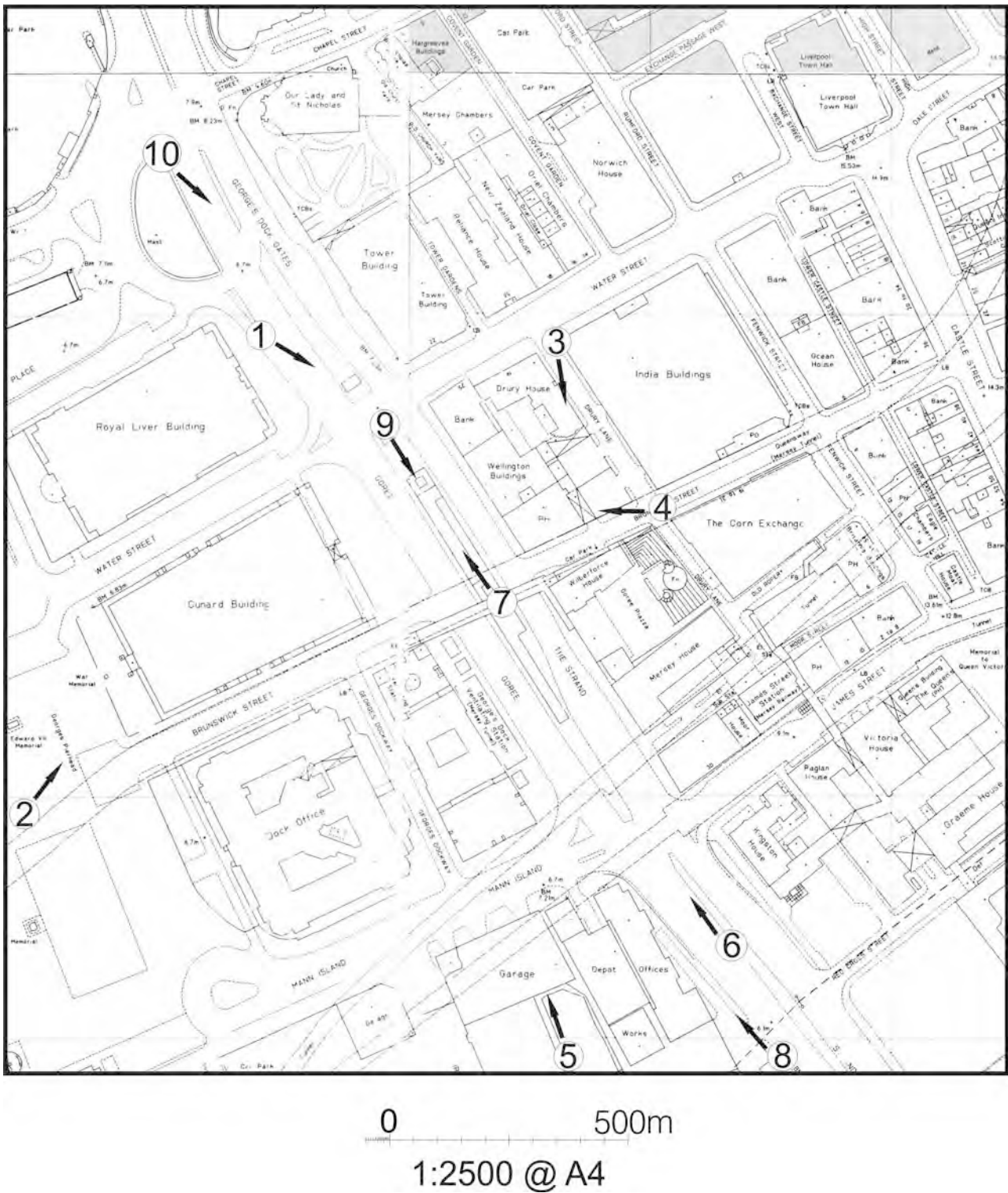


Figure 5: Map showing the location and direction of each of the Historic Photographs

8. The Importance of the Building

The building is not listed and does not meet the criteria for listing despite being of a similar date to the Grade I listed buildings opposite because:

4. The building is incomplete
5. It lacks architectural detail
6. It lacks its historic plan form and little of historic interest survives internally.

The exterior front façade does make a positive contribution to both the Conservation Area and the World Heritage Site by virtue of being contemporary with the other nearby buildings.

9. The Character of The Conservation Area & World Heritage Site

The development area is located within the Castle Street Conservation Area.

Wellington House is located within the Liverpool Maritime City World Heritage Site; designated in 2004 for the following reasons:

- *Liverpool played a leading role in the development of dock construction, port management and international trading systems in the 18th and 19th centuries*
- *The buildings and structures of the port and the city are an exceptional testimony to mercantile culture and*
- *Liverpool played a major role in influencing globally significant demographic changes in the 18th and 19th centuries, through a) its involvement in the Trans-Atlantic*

The entire World Heritage Site is also designated as several Conservation Areas; the Wellington Buildings is in the Castle Street Conservation Area.

The document Liverpool Maritime Mercantile City Supplementary Planning Document October 2009 summarises the historical development of the area and its characteristics

This area is characterised by early twentieth century land reclamation of what was St George's Dock and the construction of monumental office buildings in the early Twentieth Century ie the Liver and Cunard Buildings.

The Wellington Buildings lies on the boundary of two character areas within the World Heritage Site:

Area 1 The Pier Head is an early 20th century designed ensemble centred around three monumental commercial buildings that define Liverpool's waterfront.

Area 4 Castle Street/Dale Street/Old Hall Street Character Area 4 - Castle Street / Dale Street / Old Hall Street Commercial District covers the historic mercantile, commercial and civic centre of Liverpool and is focussed on the area of Liverpool's medieval origins.

The character of this area is described as follows:

This area encompasses the early 20th century designed townscape of the Pier Head. The area is dominated by a formal arrangement of monumental buildings; The Royal Liver Building, the Cunard Building; the Port of Liverpool Building and the later 1930s Ventilation Tower. These and the associated open space were designed as the centrepiece of the river frontage when Liverpool was the second city of empire. The view of this group of buildings from the river was the principal view of the city afforded to approaching shipping and was thus designed to be the face that the city projected to the world. It is now the iconic international image of Liverpool and the WHS.

6.2.2 Unlike the other dockland areas (Character Areas 2 and 3), Character Area 1 was redesigned for display at the beginning of the 20th century, with grand offices rather than warehouses, although it remained a major transport hub initially for trams and trains and then buses until the late 20th century, as well as local ferries. This formal grandness has recently been enhanced by the canal link, comprehensive re-landscaping and relocation of monuments and enclosure by the new Museum of Liverpool and the ferry terminal. The character of the area can be readily appreciated from within the Pier Head and from the significant views that exist from the north, south, east and critically from the river itself.

10. The Proposals and Justication

Many of the windows are in a poor condition and the proposal is to replace them with visually similar windows although these will double glazed. It is noted that many windows were blown out during the war. Many of the windows currently have secondary double glazing.

The key points are:

4. The building was under utilised as an office and the conversion of the building to flats ensures the long term survival of the building and therefore the front façade.
5. The historic importance of the building must be considered, it is an unlisted building and does not meet the criteria for listing.
6. The building is located adjacent to 8 lanes of a principal city routeway.
7. The prior approval for change of use had the following information:

14PO/2933 Prior Approval for Change of Use

The applicant is advised that the site being situated within the City Centre of Liverpool would normally be subject to the City Centre Noise Policy (adopted, October 2000).

This would require a package of acoustic insulation to all habitable rooms (incorporating continuous mechanical ventilation to avoid the need for occupants to open windows for fresh air), in order to protect future inhabitants from high levels of ambient noise. However, in the case of developments carried out under permitted development rights or a simplified prior approval process, the City Council is unable to ensure that such works are carried out.

8. The Historic England (formerly English Heritage) document Energy Efficiency and Historic Buildings see

<http://content.historicengland.org.uk/images-books/publications/energy-efficiency-historic-buildings-ptl/eehb-partl.pdf/>

English Heritage supports the Government's aims to improve the energy efficiency of existing buildings, through Part L of the Building Regulations. Such improvements can also help in far as is practically possible up to the point at which meeting the Government's greenhouse gas emission targets.

It is thus suggested that what is proposed meets the City of Liverpool's objectives on noise any yet does not diminish the interest in the Conservation Area or World Heritage Site.

11. National Planning Policy

11.1 The National Planning Policy Framework

The National Planning Policy for the Historic Environment is given in:

National Planning Policy Framework Section 12 - *Conserving and enhancing the historic environment* pages 30-31 paragraphs 126-141 which state:

12. Conserving and enhancing the historic environment

126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment,²⁹ including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- the desirability of new development making a positive contribution to local character and distinctiveness; and*
- opportunities to draw on the contribution made by the historic environment to the character of a place.*

127. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

130. Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.

²⁹ The principles and policies set out in this section apply to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-taking. Achieving sustainable development | 31

131. In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

136. Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

137. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

138. Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm

under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

139. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

140. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.³⁰ However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

11.2 Relevant Sections of Glossary

Archaeological interest: *There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.*

Conservation (for heritage policy): *The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.*

Designated heritage asset: *A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.*

Heritage asset: *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).*

Historic environment: *All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.*

Historic environment record: *Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.*

Setting of a heritage asset: *The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*

Significance (for heritage policy): *The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*

11.3 Interpretation of National Planning Policy

Paragraph 132 states that:

Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

Paragraph 133 states that:

133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

Paragraph 134 states that:

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

There are thus six thresholds of harm:

1. Total Loss
2. Substantial Harm
3. Less than substantial Harm
4. Harm
5. Non Harmful but requiring listed building consent
6. Non Harmful ie things which do not need listed building consent.

Substantial Harm has to be

1. Things which mean that the heritage asset would no longer merit the designation ie replacing all the historic fabric
2. Things that make the asset unrecognisable.

Substantial Harm can be:

1. The cumulative effect of many minor harmful actions.

Substantial Harm is not:

1. Things that English Heritage suggest can be done to buildings in their policy documents, for example extending a building or sub-dividing a building
2. Something that most authorities allow.

The Harm has to be weighed against:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;* paragraph 126

The following is justification for substantial harm (Paragraph 133):

- *the nature of the heritage asset prevents all reasonable uses of the site; and*
- *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- *the harm or loss is outweighed by the benefit of bringing the site back into use.*

11.4 Public Benefit

The National Planning Policy Frameworks suggest that there must be “public benefit” to justify less than substantial harm to a heritage asset and that this can include *securing its optimum viable use*.

In addition the PPS 5 Practice Guide paragraph 37 lists other public (Heritage) benefits as follows:

- 1. The social value of heritage assets to the community.*
- 2. The potential for heritage-led regeneration.*
- 3. The wider public benefits of the conservation of historic landscapes, parks and gardens. For example, in providing opportunities for recreation, the preservation of natural habitats and improved environmental quality.*
- 4. The potential for heritage assets to improve quality of life and sense of place.*
- 5. Creating opportunities for the optimum viable re-use of heritage assets at risk.*
- 6. The role of traditional building materials and patterns of land use in local distinctiveness.*
- 7. How heritage assets contribute to the attractiveness of streets and public spaces and how this contribution might be enhanced by, for example, reducing street clutter.*
- 8. How to increase accessibility to and participation in the historic environment.*
- 9. The economic potential of heritage assets.*
- 10. The possible impacts of heritage tourism on the historic environment and wider community.*
- 11. Opportunities to increase housing supply or meet other priorities by re-using and adapting heritage assets.*
- 12. Ways that new development might complement and enhance existing settlements and heritage assets.*

Further relevant paragraphs of the Practice Guide state:

77. Finding the optimum viable use for an asset may require the local planning authority to apply other development control policies flexibly and imaginatively to achieve long-term conservation. For example to realise the benefits of bringing an abandoned listed building on the Heritage at Risk register back into viable use it may be necessary to make an exception to a policy that restricts residential use on employment land.

78. Local authorities are advised to take into account the likely longevity of any public benefits claimed for a proposed scheme. Speculative, ill-conceived or short-term projects will not compare so favourably when considering an irreversible harm to the significance of a heritage asset.

79. There are a number of potential heritage benefits that could weigh in favour of a proposed scheme:

1. *It sustains or enhances the significance of a heritage asset and the contribution of its setting.*
2. *It reduces or removes risks to a heritage asset.*
3. *It secures the optimum viable use of a heritage asset in support of its long term conservation.*
4. *It makes a positive contribution to economic vitality and sustainable communities.*
5. *It is an appropriate design for its context and makes a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment.*
6. *It better reveals the significance of a heritage asset and therefore enhances our enjoyment of it and the sense of place.*

87. *Where a proposal causes minor harm there will still be a loss of value to society caused by that harm. This is a loss of public benefit that needs to be weighed against any other public benefits the proposal will bring, including, possibly, the conservation benefit of the proposal being part of realising the optimal viable use of the asset. Flexibility and imagination in the design process is crucial to minimising conflict. Some works may seem individually to be of little importance but can cumulatively be destructive of a heritage asset's significance.*

90. *Harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused, provided that the harm is minimised.*

93. *Keeping land in active use is a public benefit. It will be very rare that a decision has to be made between keeping a designated heritage asset and returning the site to active use but in such cases a balance still has to be struck between the loss to society of the significance of the designated asset and the benefits of returning the site to use. Loss of the highest graded assets will only be on wholly exceptional grounds.*

94. *Given the irreversibility of any such decision, the demolition or destruction of a designated heritage asset on these grounds is very much a last resort after every option to secure a viable future for the asset has been exhausted. The fact that particular applicants or their advisers cannot conceive of a viable use for the asset does not mean that there is no such*

196. *A research investigation involving intrusive works to an asset requiring permission or consent may be proposed as a stand-alone project and not merely as an exercise in investigating an asset that will be lost or altered for other reasons. It may be justified if there will be a public benefit gained if the investigation results in an increased understanding of our past and this will be maximised if it is well planned, executed and the results properly publicised and disseminated.*

In addition the English Heritage website states:

<http://www.english-heritage.org.uk/professional/advice/hpg/decisionmaking/NPPF/>
(10/10/2012)

Public benefits in this sense will most likely be the fulfilment of one or more of the objectives of sustainable development as set out in the NPPF, provided the benefits will endure for the wider community and not just for private individuals or corporations. It is very important to consider if conflict between the provision of such public benefits and heritage conservation is necessary.

The NPPF seeks economic, social and environmental (including historic environmental) gains jointly and simultaneously. The planning system should actively guide development to sustainable solutions. Pursuing sustainable development involves seeking positive improvement in the quality of the built

environment. Substantial harm or loss should be refused unless it is demonstrated that it is necessary to deliver substantial public benefits that outweigh that harm (paragraphs 8, 9 and 133). The public benefits may be achieved with less or no harm by alternative design or location.

Sometimes harm is necessary to enable change of use of the asset to its optimum viable use. The optimum viable use is either the sole viable use of the asset or, if there is more than one viable use, the use most consistent with its ongoing conservation. Enabling such a change of use can be a public benefit that outweighs the harm done.

12. Appendix: Description: Exterior



Plate 10: The façade

The building is an eleven-storey brick structure with a dressed stone façade facing onto The Strand. At its head, a plain parapet is present. The frontage is divided into seven bays each housing a window or, on the ground floor, a door.

The eleventh floor is set back from the façade and is not visible from the front of the building. The lift plant room extends above this and is visible to the north of the building.

All external windows are steel-framed.

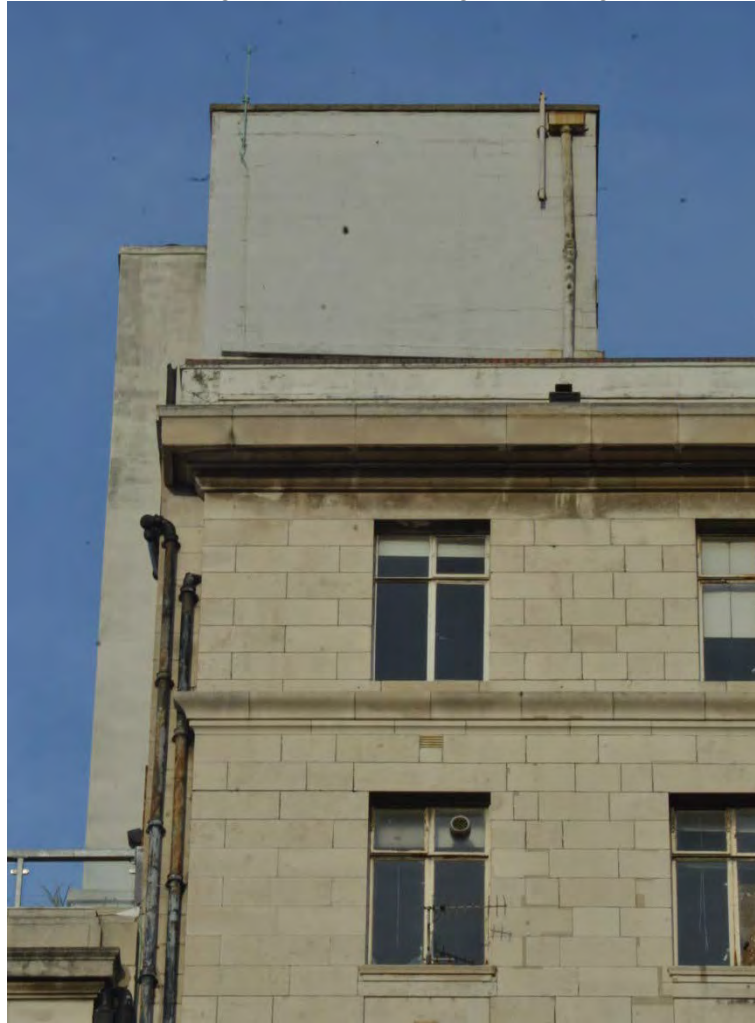


Plate 11: Detail of upper floor windows and mouldings and lift plant room

Each window on the ninth floor contains three large fixed lights, each with a smaller light over. The outermost examples are two thirds the size, having only two large and two small lights each. The central five bays at this level are interspersed with sunken panels, each having rectangular raised relief detail.



Plate 12: Window and sunken panel

A cornice is present between the eighth and ninth floor windows. Beneath the outermost seventh floor windows, corbelled windowsills are noted.

The windows from the eighth down to the second floor consist of two large lights with smaller lights over, which appear singly in the first and seventh bays and in pairs across the central five bays of the building.

Projecting cornices are present between the first and second, and second and third floors. The lower of these cornices features a dentil course.



Plate 13: First floor window and moulded panel

At first floor level, the outer windows take the form of two vertical fixed lights with a horizontal fixed light over. Between these, each bay is filled by a large window with smaller windows around the left, right and upper edges.

On the ground floor, each window features a single central pane with a row of smaller windows around all edges. The outermost ground floor openings have doorways with deep moulded stone door surrounds with entablature at their heads. The entablatures are decorated with egg-and-dart mouldings and a floral motif and bear the legend 'Wellington Buildings' on the frieze.



Plate 14: Detail of doorways

Blocks forming the façade of the lower two floors have chamfered ashlar decoration. Between first ground and first floor windows, this is interrupted by rectangular panels through which ventilation apertures are present. These apertures are turned into a decorative feature with the addition of swag and drop mouldings on either side.

A frieze is present beneath each of the ground floor windows. Each frieze is decorated with three rose motifs interspersed with Greek key moulding.



Plate 15: Frieze beneath ground floor windows

The foot of the façade is a plain plinth with a projecting rounded course at its head.

The form of the top floor of the building, set back from the façade, can be seen in profile when the building is viewed from the south.



Plate 16: Upper part, southern elevation

The centre of the southern elevation is recessed. This was constructed as a light well. The tenth floor does not extend to the rear of the building and a railing is present running around the perimeter above the ninth floor. A red brick chimney is located in the southeast corner.



Plate 17: Lower part, southern elevation

Floors are demarcated on the southern elevation by projecting string courses. There is no other decoration on this face of the building.

Windows largely follow the pattern of those on the upper floors of the façade – with two large panes arranged beneath a pair of smaller lights. The light well windows are similar although comprise four larger lights with smaller lights over.

Windows on the southern wall stop at eighth floor level however those in the light well continue to a lower level. The previous neighbouring building (destroyed during bombing in World War II) was higher than the current structure, meaning windows were not necessary below the eighth floor.



Plate 18: Detail of windows, southern elevation



Plate 19: Rear of building

The rear of the building features a wing at the southern end projecting to the east. A steel fire escape is fitted to the northern face of this wing. The rear of the building is constructed of pale yellow-white bricks.

Windows are largely comprised of four large lights topped with four smaller lights. Two are present per floor on the eastern wing, each pair topped with a single substantial concrete lintel.



Plate 20: Detail of east wing

The northern end of the east elevation has no windows and extends to full eleven-storey height. This is the area that contains the lift as described above. To the south of this section, windows are single-height, arranged in groups of four. The presence of external drainage pipes indicates lavatories are likely to be present in this section of the building.



Plate 21: North end, east elevation

South of this, windows follow the pattern of those on the east wing.

The northern face of the building is obscured by neighbouring buildings.

13. Appendix: Description: Interior

Wellington Buildings is an empty structure. The floors are largely open-plan and mostly devoid of fixtures and fittings. A selection of internal photographs follows.



Plate 22: Northern entrance atrium

The doors in the street frontage are set lower than the windows. This is reflected internally in a stepped floor level in the northern entrance atrium.

A recess in the suspended ceiling allows for the full height of the window to be realised.



Plate 23: Northern atrium and lifts



Plate 24: General internal view



Plate 25: View into light well

A glazed lantern is visible in the light well, giving light to the area beneath.



Plate 26: Detail of first floor windows



Plate 27: Detail of fire escape to rear of building



Plate 28: General internal view



Plate 29: General internal view



Plate 30: Detail of second floor windows



Plate 31: Smaller partitioned office to east



Plate 32: General southern aspect



Plate 33: Detail of staircase

14. Appendix: Window Catalogue

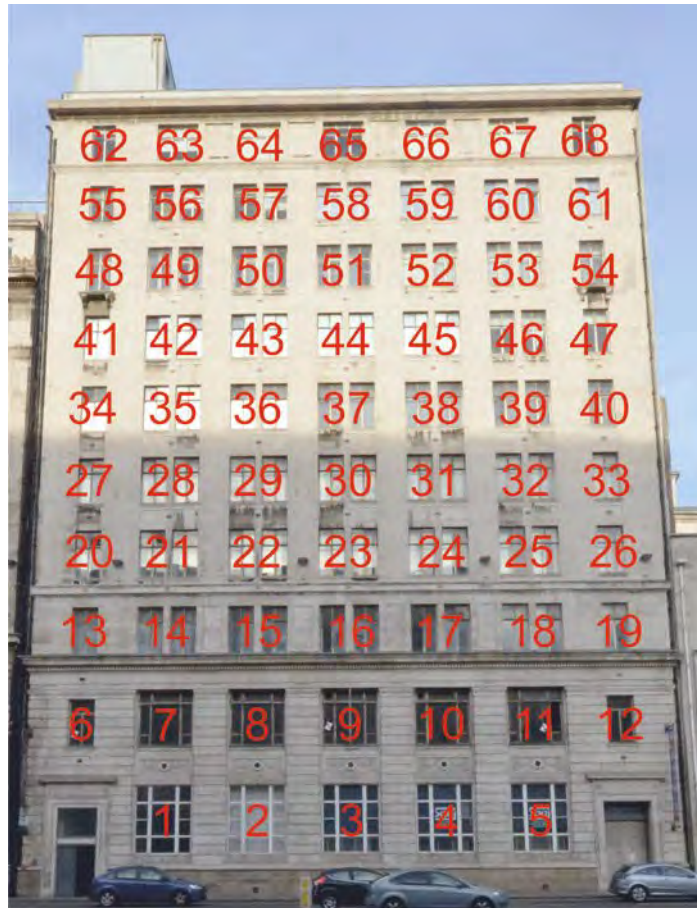


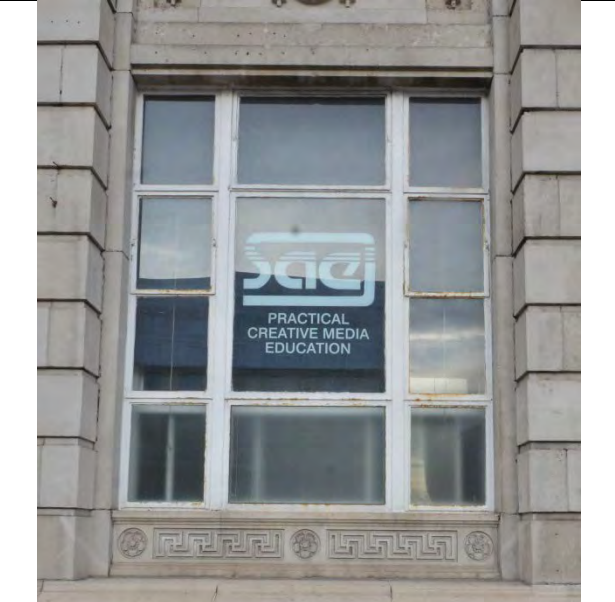
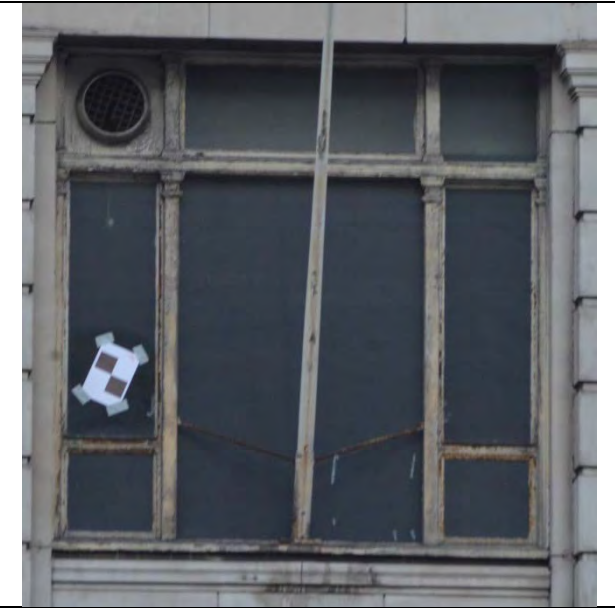
Figure 6: Window locations, west face

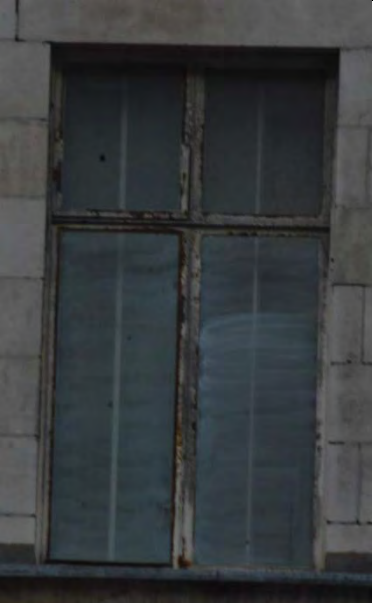


Figure 7: Window locations, south face



Figure 8: Window locations, east face

West Elevation: Window 1 	Window 2 	Window 3 	Window 4 
Window 5 	Window 6 	Window 7 	Window 8 
Window 9 	Window 10 	Window 11 	Window 12 

West Elevation: Window 13 	Window 14 	Window 15 	Window 16 
Window 17 	Window 18 	Window 19 	Window 20 
Window 21 	Window 22 	Window 23 	Window 24 

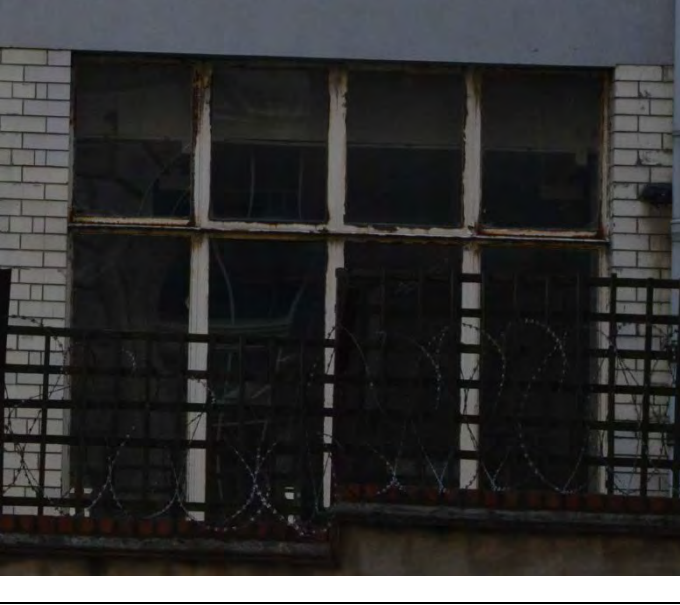
West Elevation: Window 25	Window 26	Window 27	Window 28
			
Window 29	Window 30	Window 31	Window 32
			
Window 33	Window 34	Window 35	Window 36
			

West Elevation: Window 37 	Window 38 	Window 39 	Window 40 
Window 41 	Window 42 	Window 43 	Window 44 
Window 45 	Window 46 	Window 47 	Window 48 

West Elevation: Window 49	Window 50	Window 51	Window 52
			
Window 53	Window 54	Window 55	Window 56
			
Window 57	Window 58	Window 59	Window 60
			

West Elevation: Window 61		Window 62		Window 63		Window 64	
							
Window 65		Window 66		Window 67		Window 68	
							
South Elevation: Window 69		Window 70		Window 71		Window 72	
							

South Elevation: Window 73		Window 74		Window 75		Window 76	
							
Window 77		Window 78		Window 79		Window 80	
							
Window 81		Window 82		Window 83		Window 84	
							

South Elevation: Window 85		Window 86		Window 87		Window 88	
							
Window 89		Window 90		East Elevation: Window 91		Window 92	
							
Window 93		Window 94		Window 95		Window 96	
							

East Elevation: Window 97 	Window 98 	Window 99 	Window 100 
Window 101 	Window102 	Window 103 	Window 104 
Window 105 	Window 106 	Window 107 	Window 108 

East Elevation: Window 109	Window 110	Window 111	Window 112
			
Window 113	Window 114	Window 115	Window 116
			
Window 117	Window 118	Window 119	Window 120
			

Window 121	Window 94	Window 95	Window 96
			